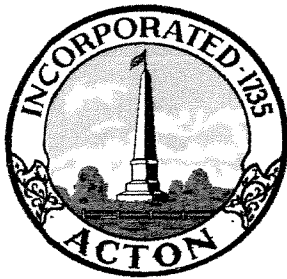


FY1



Planning Department

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630
planning@acton-ma.gov

INTERDEPARTMENTAL COMMUNICATION

To: Garry Rhodes, Building Commissioner

Date: July 13, 2006

From: Roland Bartl, AICP, Town Planner *R.B.*

Subject: Madison Place, revised plan

The Planning Board will not meet before this matter goes to the Board of Selectmen. I have reviewed briefly the plan for its overall concept. I don't believe that the Planning Board would have any serious objection. The location and size of the project fit with the Town's 40B policy that the Planning Board has also ratified. When the proponent presented the previous plan to the Planning Board last December, two major concerns were the historic structure and whether there was really a need for a U-shaped road with two curb cuts on Main Street. With the revised plan both these items have been addressed. Other comments from the Planning Board were:

- Echoing ACHC's suggestion for the affordable unit costs to be below the regulatory maximum.
- Requesting a path to the future rail trail (BFRT) in the back of the property. However, it has since become apparent that there is a critical habitat area there that might make a path undesirable. This was not a priority issue for the Board.
- Suggesting that the two-car garages be recessed somewhat and that the builder pay attention to good color variations, since the units appear to be all of the same design.

Looking at the Town's 40B policy the project seems to be closer to consistency with the policy than not (see attached Project Evaluation Summary). Several criteria were not discernable at this time, see ?-marks. Others were marked with 'no' but could become a 'yes' upon further review or if certain elements are modified or improved. The proponent can use the summary as a checklist for guidance.

cc:

✓ Town Manager
✓ Planning Board
ACHC
Dennis Ring

Madison Place
PROJECT EVALUATION SUMMARY

EVALUATION CRITERIA ¹	Small-Scale Project		Mixed-Use Project		Large-Scale Project	
	Standard Applies	Y/N	Standard Applies	Y/N	Standard Applies	Y/N
I. DEVELOPMENT PREFERENCES						
Types of Housing	X		X		X	
Includes a mix of unit styles and sizes					X	
Includes no more than 15% 3-BR units					X	
Location						
Site is in or within 1/2 mile of a village center or Kelley's Corner	X		X		X	
Site is in another Preferred Location	X	Y	X		X	
Mixed-Use Development		N				
Includes compatible nonresidential uses			X			
Some or all units are upper-story			X			
Density and Scale						
For site in a Village Center or Kelley's Corner, FAR does not exceed .80	X		X		X	
For site outside the Village Centers and Kelley's Corner, in other locations or for large-scale projects, FAR does not exceed .25	X	n/a	X		X	
Height conforms to zoning	X	Y	X		X	
Development comprised of approximately 12 units or less	X	Y	X			

¹ Reviewers should record their evaluation by indicating "Y" (yes) or "N" (no) for each criterion that applies to the project, based on the category that most closely fits the type of project under review.

Town of Acton Comprehensive Permit Policy

EVALUATION CRITERIA ¹	Small-Scale Project		Mixed-Use Project		Large-Scale Project	
	Standard Applies	Y/N	Standard Applies	Y/N	Standard Applies	Y/N
Building & Landscape Design Considerations	X		X		X	
Buildings & Site						
Building designs similar to highly-rated residences in VPS	X	Y	X		X	
Buildings oriented to the street or around courtyard	X	Y	X		X	
Side and/or rear parking	X	N	X		X	
Walkability: sidewalks, internal pathways	X	N ¹	X		X	
Connectivity: linked to surrounding neighborhoods or commercial areas	X	N ²	X		X	
No adverse impact on historic/architectural significance (may be N/A)	X	Y	X		X	
Open Space & Natural Resources						
Open space at least 50% of site					X	
Not more than 50% of open space is wetlands	X	Y			X	
Open space is directly accessible to residents of the development	X	Y			X	
Landscaping emphasizes low-water-use plantings	X	?	X		X	
Outdoor irrigation system is designed to conserve water		?	X		X	
Site Plan Standards						
Substantially conforms to ZBL Section 10.4, Site Plan Standards	X	?	X		X	
Public Benefits						
Provides public benefits in addition to affordable housing			X		X	
Additional public benefits include:						
Pedestrian amenities			X		X	
Park and recreation amenities					X	
Contribution to a local capital improvements project appropriate to the scale of proposed development					X	
Contribution to Town's affordable housing fund					X	

Town of Acton Comprehensive Permit Policy

EVALUATION CRITERIA ¹	Small-Scale Project		Mixed-Use Project		Large-Scale Project	
	Standard Applies	Y/N	Standard Applies	Y/N	Standard Applies	Y/N
II. AFFORDABILITY PREFERENCES						
Percentage of Affordable Units						
<i>Development provides more than 25% minimum affordable units</i>					X	
<i>Additional affordable units are for LMI households</i>					X	
Income Targets						
<i>One or more units priced for households at/below 70% AMI</i>	X	?	X		X	
<i>Includes any units priced for households at 50% AMI</i>			X		X	
<i>Includes any units priced for households at 31-50% AMI</i>					X	
<i>Includes any units priced for households at 81-110% AMI</i>	X		X		X	
Term of Affordability						
<i>Use restriction will be perpetual</i>	X	?	X		X	
III. AFFIRMATIVE MARKETING & LOCAL PREFERENCE						
Local Preference Units						
<i>Offers 70% local preference units</i>	X	?	X		X	
Affirmative Marketing Experience						
<i>Team includes person/organization with prior affordable housing lottery experience</i>	X	Y	X		X	

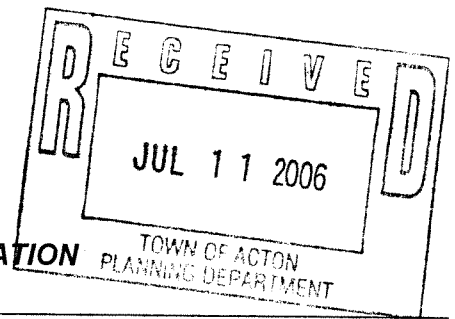
EVALUATION CRITERIA ¹	Small-Scale Project		Mixed-Use Project		Large-Scale Project	
	Standard Applies	Y/N	Standard Applies	Y/N	Standard Applies	Y/N
IV. LARGE-SCALE PROJECT PUBLIC BENEFIT CRITERIA						
Project provides any of the following benefits:						
Transportation management						
Traffic mitigation					X	
Significant contribution to local capital improvements fund					X	
Significant contribution to Town's affordable housing fund					X	
Provision of additional affordable units in off-site locations					X	
Donation of developable land to the Town for affordable housing, community facilities, other public purposes					X	

REVIEWER'S COMMENTS

- ¹ sidewalk on Main St. frontage shown. No internal walkways.
- ² Extend sidewalk on Main St to NVA at Harris St. in lieu of internal walks?


TOWN OF ACTON
Building Department

INTERDEPARTMENTAL COMMUNICATION



To: Board of Health, Planning Board, Engineering Department, Conservation Commission, Municipal Properties, Fire Chief, Transportation Advisory Committee, Acton Community Housing Corporation

Date: July 10, 2006

From: Garry A. Rhodes, Building Commissioner 

Subject: Madison Place

Attached please find a copy of a letter and a plan concerning Madison Place. The Board of Selectmen will be considering whether to support the application for a 40B Comprehensive Permit. The Board of Selectmen will be discussing the proposal at their July 24 meeting. I have been requested by the Town Manager to forward a copy to you for your comments. Please forward any comments to me by July 20.

**737 Main Street, LLC
178 Great Road
Acton, MA 01720**

July 10, 2006

Mr. Garry Rhodes
Zoning Enforcement Officer
Town of Acton Building Department
472 Main Street
Acton, MA 01720

RE: Revised Site Plan – Madison Place

Dear Garry:

On behalf of 737 Main Street, LLC, I am forwarding you 12 copies of a revised site plan for Madison Place. I would appreciate it if you would distribute the plans to the appropriate Town Staff and Departments for review and comment prior to our meeting with the Board of Selectmen on July 24th.

As you will recall, we had presented our site plan for review prior to endorsement of our application under the Local Initiative Program (LIP), by the Board of Selectmen. Subsequently, we became aware that the existing house at 737 Main Street was listed on the Acton Historical Commission's Cultural Resource Inventory. Upon our application for a demolition permit, the Historical Commission held a public hearing and deemed the house "preferably preserved", thereby initiating a 6-month demolition delay per the requirements of Chapter N of the General Town Bylaws. We have been working cooperatively with the Acton Historical Commission to find a way to preserve the house, and we feel the revised site plan accomplishes this goal, while maintaining a viable project for the creation of affordable housing in Acton.

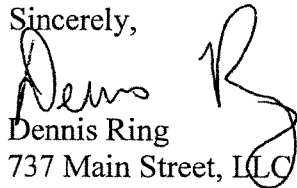
Essentially, our plan involves relocating the existing house and barn to a separate lot which will be created at the northerly end of the property. The proposed lot will meet all of the dimensional criteria for a legally conforming lot in the R2 district. On the remaining portion of the property, we have reconfigured our project to maintain 8 residential units in 4 duplex style buildings as originally proposed.

The most notable difference is that we have changed the roadway layout from a loop to a single access with a "T" turnaround, which still conforms to the Towns' standard design specifications as to width, grade and alignment. Additionally, we feel the revised plan addresses many of the

comments we received from the initial review by Town staff, and we are prepared to address any additional comments generated as a result of this review.

We look forward to your comments regarding the revised plan, and to working closely with you as we move forward on this project. If you have any questions, please feel free to contact me at 978 360-2723

Sincerely,


Dennis Ring
737 Main Street, LLC



SITE DEVELOPMENT PLAN
MADISON PLACE
(COMPREHENSIVE PERMIT)
737 MAIN STREET
ACTON, MASSACHUSETTS

NO.	REVISIONS DESCRIPTION	DATE
1	EXISTING BUILDING RELAYED	JUNE 8, 2003
2	THREE ALONG PROPERTY LINES BORROW	NOV 13, 2003
3	FOR TIME BERT CHAMBERS, CHAMBERS 2003	NOV 22, 2003
4	FOR TIME BERT CHAMBERS, CHAMBERS 2003	NOV 22, 2003

SCALE: 1" = 30' FEET
DATE: October 7, 2003
R. WILSON AND ASSOCIATES
178 GREAT ROAD, ACTON, MA 01720
TEL: 978-225-1144 FAX: 978-225-1144
E-MAIL: R.WILSON@RWA-MASS.COM